

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
NW/S Arkla Court, 400 ft. S of	* ZONING COMMISSIONER
Maiden Choice Lane	
16 Arkla Court	* OF BALTIMORE COUNTY
1st Election District	
1st Councilmanic District	* Case No. 95-183-A
Anthony M. Lord, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Anthony M. Lord and Roxanna Lord, his wife, for that property known as 16 Arkla Court in the Catonsville section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 ft. in lieu of the required 10 ft. in a D.R.5.5 zone, for an addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

COPIES FOR THE
 12/24/94
 Mr. Lord

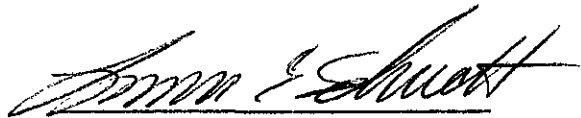
MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of December, 1994 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 ft. in lieu of the required 10 ft. in a D.R.5.5 zone, for an addition, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 16, 1994

Mr. and Mrs. Anthony M. Lord
16 Arkla Court
Catonsville, Maryland 21228

RE: Petition for Administrative Zoning Variance
Case No. 95-183-A
Property: 16 Arkla Court

Dear Mr. and Mrs. Lord:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

95-183-A

to the Zoning Commissioner of Baltimore County

for the property located at 16 Arkla Court, Catonsville
which is presently zoned DRSS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3C 1 (chart) to allow a side yard setback of 6 ft. in lieu of the required 10 ft in a DRSS Zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Family is getting larger and we would like to add a room to supplement our living space and we would prefer not to move out of the neighborhood. we had no storage space in our house and had to place cabinets, shelves + dressers in our basement for food + other household items thereby having no room for our child + future children to play in. We desperately need one more room

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Anthony Michael Lord
(Type or Print Name)

Anthony M. Lord
Signature

Roxanna Polk Lord
(Type or Print Name)

Roxanna Polk Lord
Signature

16 Arkla Ct 410-744-4062
Address Phone No.

Catonsville MD 21228
City State Zipcode
Name, Address and phone number of representative to be contacted

Roxanna Lord
Name

16 Arkla Ct 410 744-4062
Address Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



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on Recycled Paper

ITEM #: 179

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MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:



Petition for Administrative Variance

95-183-A

to the Zoning Commissioner of Baltimore County

for the property located at 16 Arkla ct. Catonsville, md. 21228
which is presently zoned DR 55

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3C.1 (CHART.) to allow
A SIDE YARD SETBACK OF 6 FT. IN LIEU OF THE REQUIRED 10 FT. LIA
DR 55 ZONE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Family is getting larger and we would like to add a room to supplement our living space and we would prefer not to move out of the neighborhood. We had no ~~more~~ storage space in our home and had to place cabinets, shelves & dressers in our basement for food & other household items thereby having no room for our child & future children to play in. We desperately need one more room for a play room.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



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on Recycled Paper

ITEM #: 179

Zoning Description for 16 Arkla Court
Catonsville MD 21228

Beginning at a point on the North West side of
Arkla Ct. which is 60' wide at the distance
of 400± South of the centerline of the
nearest improved intersecting street which is ~~Maiden Creek Rd~~
is 60' wide.

Being Known and Designated as Lot No. 8, as shown
on Plat entitled "Revision of Lots 7-14 of One-Twenty
West," which Plat is recorded among the Land Records
of Baltimore County in Plat Book O.T.G. No. 31,
Folio 107. The improvements thereon being known as
No. 16 Arkla Court, and located in the 1st Election
District, 1st Councilmanic District.

10/16/2018 10:00 AM

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-183-A

District: 1st Date of Posting: 11/28/94

Posted for: Variance

Petitioner: Anthony & Roxanne Lord

Location of property: 14 ArMa Ct. - NW/5

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: M. Stealy Date of return: 12/7/94
Signature

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-183-A

Account: R-001-6150

Number

179

SNA

Date

11-15-94.

ANTHONY & ROXANNA LOUD.

16 ARKLA CT..

010 RES. VAN. \$ 50

080 1 SIGN 35

TOTAL

\$85

MICROFILMED

05A0240045010 IRC
BA 1001072601 15 94

250.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



95-183-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Roxanna Polk Lord

ADDRESS: 16 Arkla Ct

Catonsville MD 21228

PHONE NUMBER: 410 744 4062

179.

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 13, 1994

Mr. and Mrs. Anthony Michael Lord
16 Arkla Court
Catonsville, Maryland 21228

RE: Item Number: 179
Case Number: 95-183-A
Petitioner: Mr. Lord

Dear Mr. and Mrs. Lord:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on November 15, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

MICROFILMED





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

11-26-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTEN: MS. JOYCE WATSON

Dear Ms. Winiarski:

Re: Baltimore County

Item No.: *179 (JRA)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Handwritten signature/initials

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 30, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 178, (179), 180, 181, 182, 183, 185, 187, 188 and 189

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 5, 1994
Zoning Administration and Development Management

FROM: *Jul* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 5, 1994
Items 179, 180, and 181

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 28, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

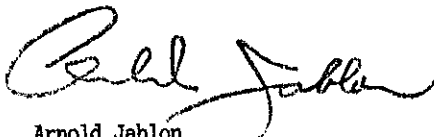
TO: Anthony Lord/Roxanna Lord
16 Arkla Court
Catonsville, Maryland 21228

Re: CASE NUMBER: 95-183-A (Item 179)
16 Arkla Court
NW/S Arkla Court, 400' S of Maiden Choice Lane
1st Election District - 1st Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before today's date. The closing date (December 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.


Arnold Jablon
Director

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11/25/94

5759-94

Roxanna Polk Lord
16 Arkla Court
Catonsville MD 21228
410-744-4062

21
November 21, 1994

Office of Zoning Administration
& Development Management
111 W. Chesapeake Ave., Room 109
Towson, MD 21204

RECEIVED
NOV 25 1994

Attention: John Alexander

ZADM

Re: Item 179 - 16 Arkla Court, Roxanna Lord

Dear Mr. Alexander:

Enclosed please find letters from my neighbors regarding the addition (proposed) for my home.

Any questions or comments please feel free to call.

Sincerely,

Roxanna Polk Lord

~~11/25/94~~

179

Item # 179
Re: 16 Arkla Court
Catonsville MD

Roxanna and Anthony Lord have advised us that they would like to add an 11' x 16' room on the left side of their property to make a play room for their child/children.

We the undersigned have no objection to the above addition.

Robert A. Bellendish

11-21-94

Date

Carolyn M. Melendick

11/21/94

Date

17 Arkla Court

Catonsville MD 21228

(410) 788-8644

Phone

Item # 179
Re: 16 Arkla Ct
Catonsville MD 21228

Roxanna and Anthony Lord have advised me that they would like to add an 11'x16' room on the left side of their property to make a play room for their child/children.

I, the undersigned have no objection to the above addition

Vincent A. Mackiewicz 11/21/94
Date

19 Arkla Court
Catonsville MD 21228
(410) 744-7746
Phone

Item #179
Re: 16 Arkla Court
Catonsville MD 21228

Roxanna and Anthony Lord have advised me that they would like to add an 11' x 16' room on the left side of their property to make a playroom for their child/children.

I, the undersigned have no objection to the above addition.

Ethel Dole

11/18/94

Date

15 Arkla Court

Catonsville, MD 21228

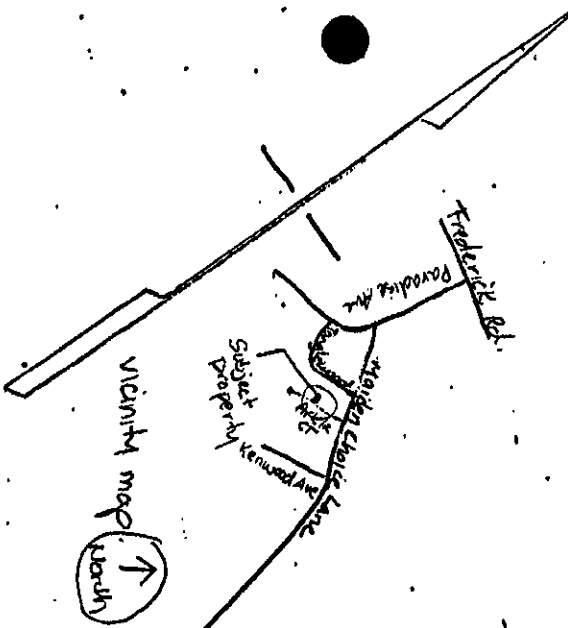
(410) 788 9474
Phone

NOTARIZED

179

Plat to accompany Petition for Zoning Variance

owner: Anthony + Roxana Lord
 Election District: 1
 Councilman District: 1
 November 19, 1994
 of an acre - 1544 square feet
 Tax ID#: 01-11-890620

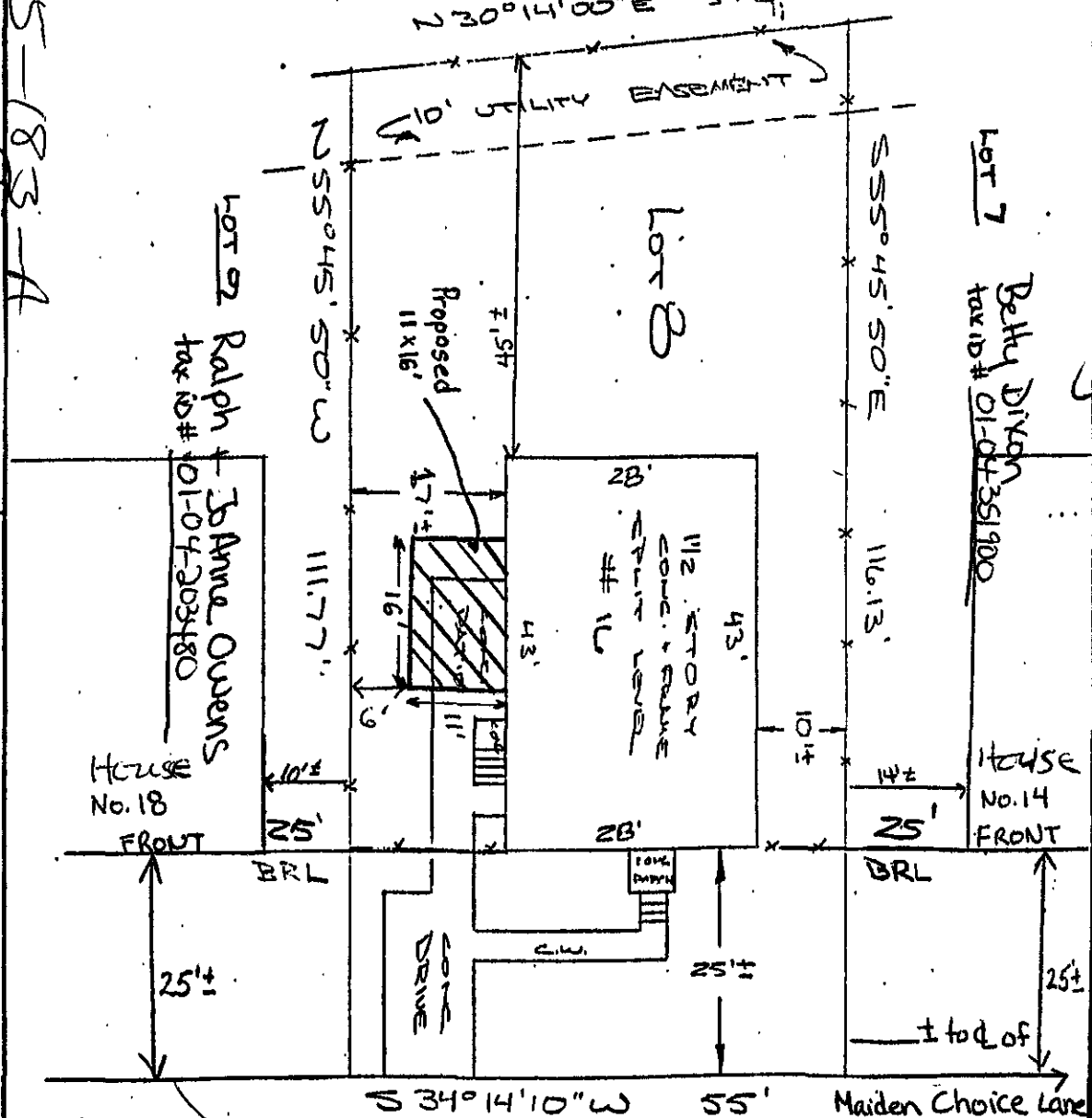


No prior zoning hearings
 Public Sewer + water
 zoning DR55, MAP# SW.3E
 Not in Chesapeake Bay criteria area

act property is shown in Zone C
 on the National Flood Insurance Program
 Flood Insurance Rate Map of 24C10-01E
 County Maryland, Panel #3100F575
 Community Panel # 24000 0380 8
 Effective Date: March 21, 1995

95-183-A

This is to certify that I have surveyed the property known as Lot 8, "REVISION OF LOT 7-14 OF ONE-TWENTY WEST" sheet - of - recorded in Map 31, Bldg 109 among the Land Records of Baltimore County, Maryland for the purpose of locating the improvements thereon.



LOCATION SURVEY
 160 ARIKLA COURT
 BALTIMORE COUNTY MD.

Scale 1"=20'



Proposed area and neighbor
at 18 Arkla CT #179



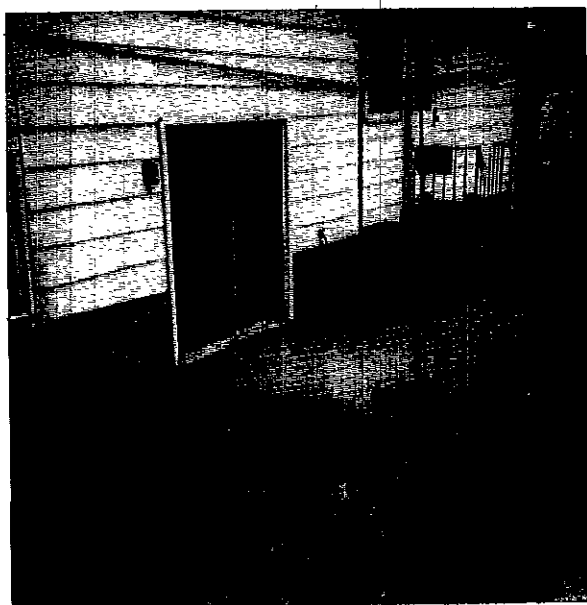
Front view
16 Arkla CT 14 Arkla CT
#179



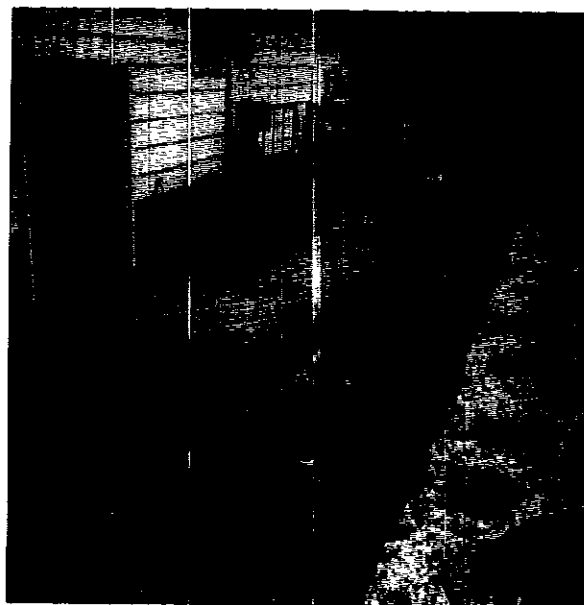
Front view
18 Arkla CT 16 Arkla CT #179



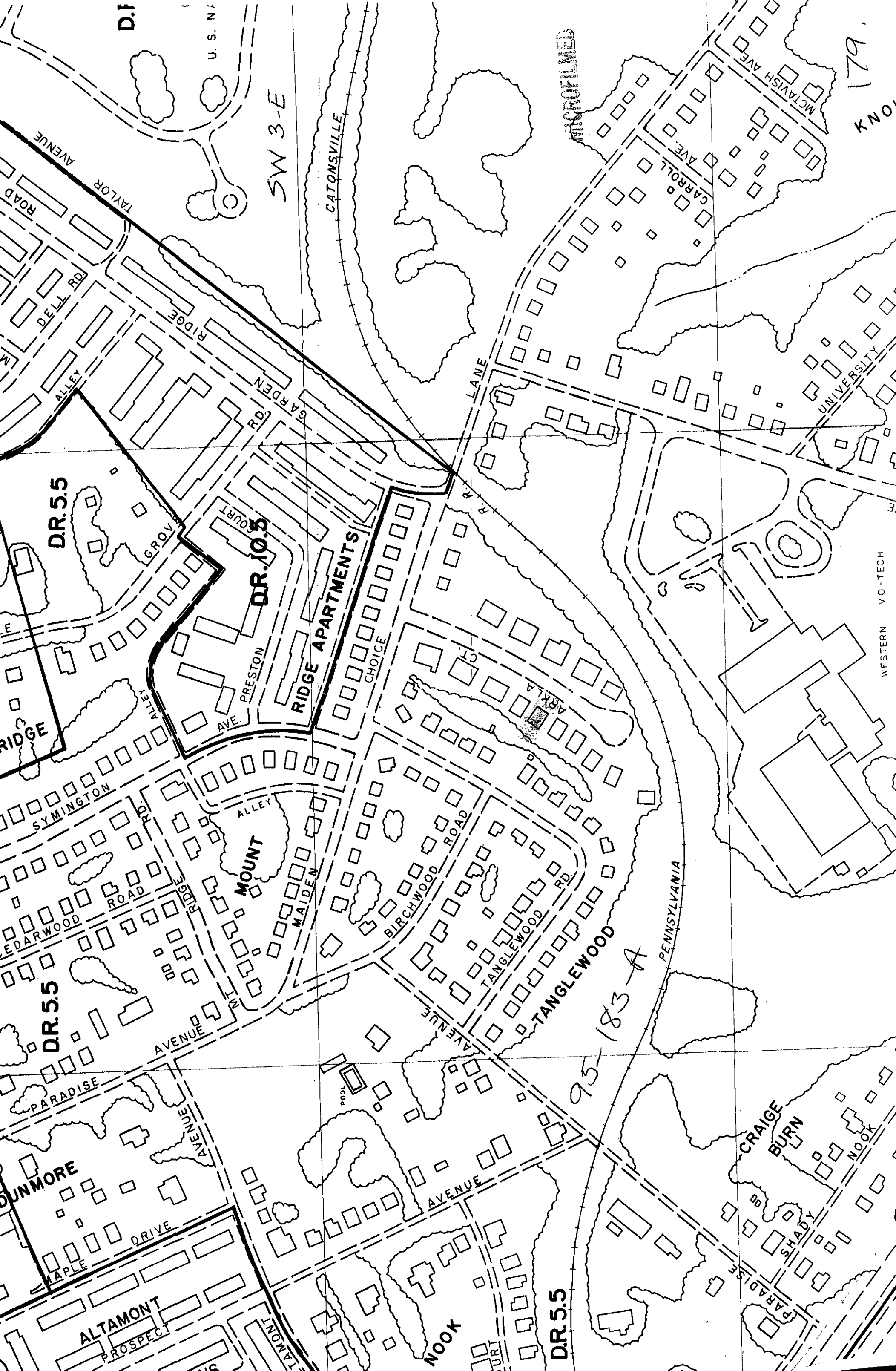
Proposed area + neighbor at
18 Arkla CT #179

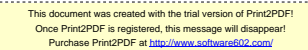


Proposed area #179



Proposed area #179
MICROFILMED





Zone DR 55
Per Bob Eckert
Townson Zoning
887-3391
8' 10' - 10' (20' ^{total} set. on side,
8' minimum
(30' setback on rear)



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

95-183-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED	SW
DATE OF PHOTOGRAPHY JANUARY 1986	CATONSVILLE	3-E